

035.0

0002

0031.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

831,400 / 831,400

USE VALUE:

831,400 / 831,400

ASSESSED:

831,400 / 831,400


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City	
44-46		HILTON ST, ARLINGTON	

OWNERSHIP		Unit #:
Owner 1:	POUGARIDIS MARIA /TRUSTEE &	
Owner 2:	JEPSON SOPHIE/TRUSTEE &	
Owner 3:	PATRICK BETSY/TRUSTEE	

Street 1: 130 LAKE STREET
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: N
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: POGARIDIS THEOLOGOS-ETAL -
Owner 2: POGARIDIS EVANGELIA -
Street 1: 130 LAKE STREET
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: N
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 4,043 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 1968 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R2 TWO FAMIL 100 water
o Sewer
n Electri
Census: Exempt
Flood Haz:
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
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104	Two Family		4043		Sq. Ft.	Site		0	64.	1.34	3									346,425						346,400	
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Legal Description							User Acct
							24306
							GIS Ref
							GIS Ref
							Insp Date
							11/01/18

PREVIOUS ASSESSMENT **Parcel ID** 035.0-0002-0031.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	480,800	4400	4,043.	346,400	831,600	831,600	Year End Roll	12/18/2019
2019	104	FV	361,500	4400	4,043.	313,900	679,800	679,800	Year End Roll	1/3/2019
2018	104	FV	361,500	4400	4,043.	297,700	663,600	663,600	Year End Roll	12/20/2017
2017	104	FV	339,600	4400	4,043.	259,800	603,800	603,800	Year End Roll	1/3/2017
2016	104	FV	339,600	4400	4,043.	221,900	565,900	565,900	Year End	1/4/2016
2015	104	FV	303,600	4400	4,043.	205,700	513,700	513,700	Year End Roll	12/11/2014
2014	104	FV	303,600	4400	4,043.	170,500	478,500	478,500	Year End Roll	12/16/2013
2013	104	FV	315,600	4400	4,043.	162,400	482,400	482,400		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POUGARIDIS THEO	1474-42		7/1/2015	Convenience	100	No	No		
	901-156		1/1/1901	Family		No	No	N	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
5/22/2014	535	Porch	17,500						11/1/2018	MEAS&NOTICE	HS	Hanne S											
6/9/1992	225	Manual	8,000					V/SIDING	6/19/2014	External Ins	PC	PHIL C											
5/26/1992	199	Manual	3,200					ROOFING	4/23/2009	Measured	163	PATRIOT											
									3/4/2000	Mailer Sent													
									3/2/2000	Measured	197	PATRIOT											
									7/1/1991		PM	Peter M											

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type: 13 - Multi-Garden	2A - 2 Sty +Attic	2	Rating: Good	A Bath:	Rating:									EFP 16	8	8											
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:	A 3QBth:	Rating:									OFP	8	8											
Foundation: 2 - Conc. Block	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:									(128)		24											
Prime Wall: 4 - Vinyl	Sec Wall:	OthrFix:	Rating:																								
Roof Struct: 1 - Gable	OTHER FEATURES			Kits: 2	Rating: Good	1st Res Grid Desc: Line 1 # Units: 1												UAT	40	40							
Roof Cover: 1 - Asphalt Shgl				A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	SFL								
Color: BEIGE				Fpl:	Rating:	Other													FFL								
View / Desir:				WSFlue:	Rating:	Upper													BMT								
GENERAL INFORMATION				CONDOS INFORMATION			Lvl 2													(960)							
Grade: C - Average							Lvl 1																				
Year Blt: 1922	Eff Yr Blt:							Lower																			
Alt LUC:	Alt %:							Totals	RMS: 11	BRs: 4	Baths: 2	HB															
Jurisdct:	Fact: .																										
Const Mod:																											
Lump Sum Adj:																											
INTERIOR INFORMATION				DEPRECIATION																							
Avg Ht/FL: STD	Phys Cond: GD - Good	18.	%	Functional:			Exterior:	No Unit	RMS	BRs	FL																
Prim Int Wall: 2 - Plaster				Economic:			Interior:	1	5	2																	
Sec Int Wall:			%	Special:			Additions:	1	6	2																	
Partition: T - Typical				Override:			Kitchen:																				
Prim Floors: 3 - Hardwood					Total: 18.6	%	Baths:																				
Sec Floors:			%				Plumbing:																				
Bsmnt Flr: 12 - Concrete							Electric:																				
Subfloor:							Heating:																				
Bsmnt Gar:							General:	2	11	4																	
Electric: 3 - Typical																											
Insulation: 2 - Typical																											
Int vs Ext: S																											
Heat Fuel: 1 - Oil																											
Heat Type: 5 - Steam																											
# Heat Sys: 2																											
% Heated: 100				% AC:																							
Solar HW: NO	Central Vac: NO																										
% Com Wall	% Sprinkled:																										
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:															
SPEC FEATURES/YARD ITEMS				PARCEL ID 035.0-0002-0031.0												IMAGE											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			AssessPro Patriot Properties, Inc							
3	Garage	D	Y	1	18X18	A	AV	1922	22.72	T	40	104			4,400		4,400										
More: N				Total Yard Items: 4,400				Total Special Features:								Total: 4,400											